



## **CITY OF SUNNYVALE REPORT Planning Commission**

**October 11, 2004**

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**SUBJECT:**           **2004-0365 - Deborah Ungo-McCormick** [Applicant]  
**Hardage Hotels I, LLC** [Owner]: Application for related  
proposals on a 2.4-acre site located at **635 East El Camino  
Real** in a C-2/PD (Highway Business/Planned Development)  
Zoning District. (Negative Declaration) (APN: 211-08-030) SL

**Motion**           Remand of a decision by the City Council to the Planning  
Commission to review the addition of a clubhouse and the  
addition of 300 cubic feet of lockable storage for 11 units.

### **REPORT IN BRIEF**

**Existing Site**           88 room hotel comprised of two story buildings.  
**Conditions**

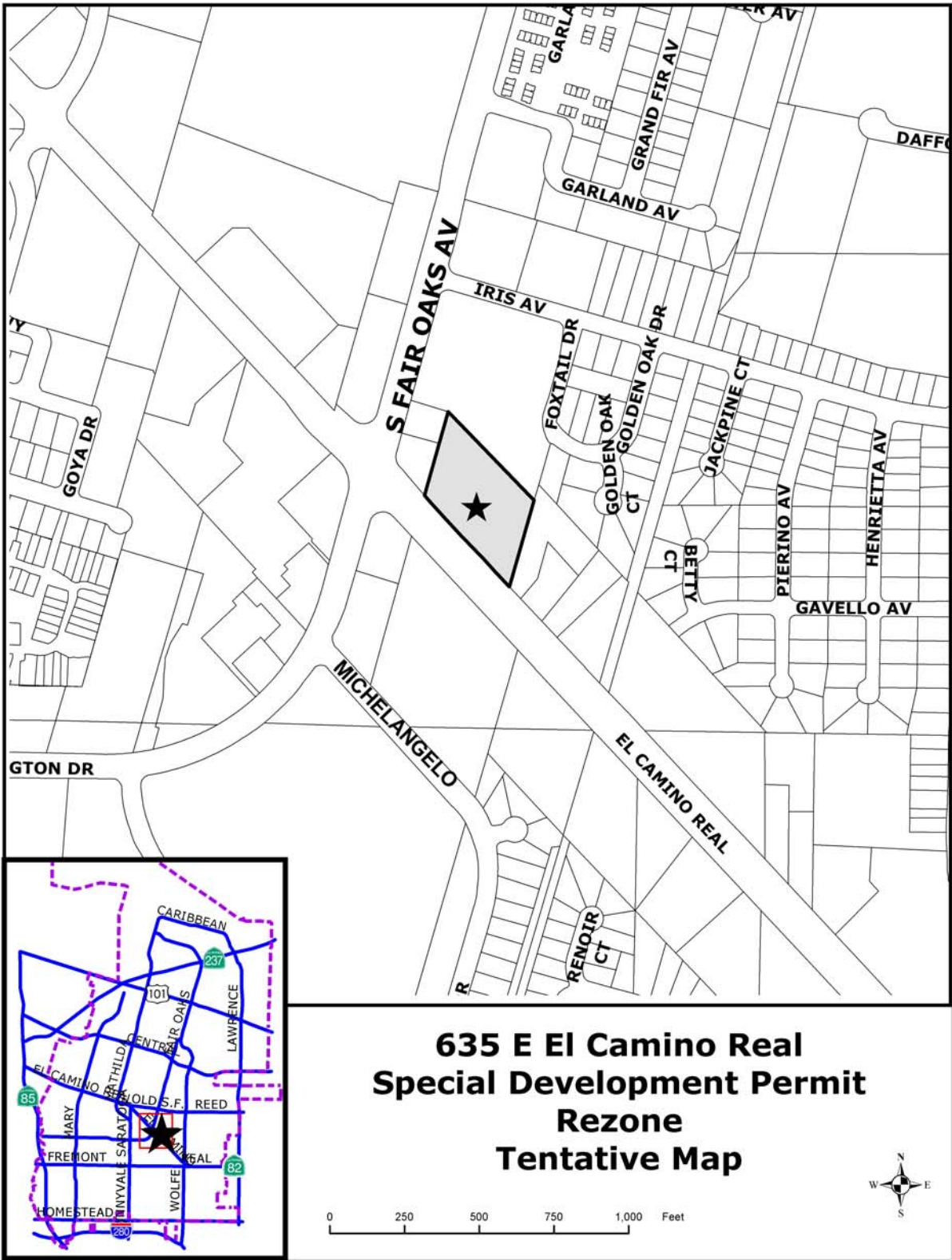
### **Surrounding Land Uses**

|       |                                     |
|-------|-------------------------------------|
| North | High Density Residential Apartments |
| South | Commercial Businesses               |
| East  | Commercial Businesses               |
| West  | Commercial Businesses               |

**Issues**           Complying with the Conditions of Approval added by  
the City Council

**Environmental**       A Negative Declaration has been prepared in  
**Status**               compliance with California Environmental Quality  
Act provisions and City Guidelines.

**Staff**               Approval.  
**Recommendation**



**PROJECT DATA TABLE**

|   | <b>EXISTING</b>                              | <b>PROPOSED</b>  | <b>REQUIRED/<br/>PERMITTED</b>         |
|---|--|--|--|
| <b>General Plan</b>   | Commercial General Business                  | Medium Density Residential   | General Plan Amendment                 |
| <b>Zoning District</b>  | C-2/PD Highway Business, Planned Development | R-3/ECR Medium Density Residential, El Camino Real Precise Plan                                      | Rezone                                 |
| <b>Density</b>  | N/A  | 24 du/ac   | 24 du/ac                               |
| <b>BMR</b>  | N/A  | 7  | 7                                      |
| <b>Site Data</b>  |  |  |  |
| <b>Lot Size (s.f.)</b>  | 106,286                                      | Same   | 8,000                                  |
| <b>Lot Width (f.t.)</b>   | 375'   | Same   | 120'                                   |
| <b>Gross Floor Area (s.f.)</b>  | 57,171 sf                                    | 66,301 sf (includes carports)  | None                                   |
| <b>Lot Coverage (%)</b>   | 30.12%                                       | 36.89%   | 40% max.                               |
| <b>Floor Area Ratio (FAR)</b>   | 53.79%                                       | 62.38%   | None                                   |
| <b>No. of Units</b>   | 88 hotel rooms                               | 58   | 58 max.                                |
| <b>Density (units/acre)</b>   | N/A  | 24 du/ac   | 24 du/ac max.                          |
| <b>Meets 75% min?</b>   | No   | Yes  | 44 min.                                |
| <b>Bedrooms/Unit</b>  | 1 BR units - 80<br>2 BR units - 8            | 14 - 1 bedroom<br>41 - 2 bedrooms<br>3 - 3 bedrooms  | N/A                                    |
| <b>Unit Sizes (s.f.)</b>  | 1 BR units - 576 sf<br>2 BR units - 864 sf   | 1 BR flats - 576 sf<br>2 BR townhomes - 1,094 sf<br>2 BR flats - 864 sf<br>3 BR townhomes - 1,405 sf | N/A                                    |
| <b>No. of Buildings On-Site</b>   | 7  | 7  | ---                                    |
| ★ <b>Building Height (ft.)***</b>   | 31' 6" - 32' 6"                              | 31' 6" - 32' 6"  | 30' max.                               |
| <b>No. of Stories</b>   | 2  | 2  | 2 max.                                 |
| <b>Setbacks (facing property) 1<sup>st</sup> Floor/2<sup>nd</sup> Floor</b> |  |  |  |
| • <b>Front</b>  | 45'3"  | 45'3"/45'3"  | 15' min. 20' avg/<br>15' min. 20' avg. |
| ★ • <b>Left Side***</b>   | 5'   | 5' / 5'  | 6' / 9'                                |

|   | EXISTING        | PROPOSED        | REQUIRED/<br>PERMITTED |
|---|-----------------|-----------------|------------------------|
| ★ • <b>Right Side</b>                       | 16'1" / 16'1"   | 15' / 15'       | 6' / 9'                |
| ★ • <b>Total Side-yard***</b>               | 21'1" / 21'1"   | 20' / 20'       | 15' / 21'              |
| • <b>Rear</b>                               | 20'3"           | 20'3"           | 20' min.               |
| <b>Landscaping (sf)</b>                     |                 |                 |                        |
| • <b>Total Landscaping</b>                  | 47,094 sf (44%) | 36,643 sf (35%) | 21,217 sf (20%) min.   |
| • <b>Landscaping / Unit</b>                 | N/A             | 632 sf/unit     | 425 sf /unit           |
| • <b>Usable Open Space/Unit</b>             | N/A             | 402 sf/unit     | 400 sf /unit           |
| <b>Parking</b>                              |                 |                 |                        |
| ★ • <b>Total No. of Spaces***</b>           | 101             | 108             | 109 min.               |
| • <b>No. of Covered Spaces</b>              | 0               | 58              | 58 min.                |
| • <b>Driveway Aisle Width (ft.)</b>         | 26'             | 26'             | 18' min.               |
| <b>Storage</b>                              |                 |                 |                        |
| ★ • <b>Lockable Storage (cubic feet)***</b> | N/A             | 0 cf            | 300 cf/unit            |
| • <b>Bicycle Parking</b>                    | N/A             | 16              | 15                     |

★ \*\*\* Indicates deviation from the Zoning Code.

## ANALYSIS

### Background

**Planning Commission Hearing:** On July 12, 2004, the Planning Commission reviewed this application and received testimony from one member of the public. The speaker was concerned with the removal of the existing clubhouse and resulting lack of meeting space for members of this development. After presentations by staff and the applicant, the Planning Commission discussed the merits and impacts of the proposal and voted 7-0 to recommend approval to the City Council with conditions. The Commission generally felt that the proposal was a nice overall project and a good reuse of an existing development. Several Commissioners stated that their decision to recommend approval of the

deviations from the required parking and enclosed storage was a difficult one, but also stated that the reuse of existing buildings overshadowed the deficiencies in the proposal.

The Planning Commission added two Conditions of Approval to the recommendation. First, the applicant shall modify the proposed color scheme for the exterior colors of the buildings. This new scheme shall be different than the two presented at the Planning Commission meeting subject to review and approval. Second, the on-site pedestrian walkways shall be completed so they tie into the public sidewalks. These conditions have been incorporated into the Recommended Conditions of Approval as #10 and #11 in Attachment 1.

**City Council Hearing:** On August 10, 2004 the City Council heard this application and received testimony from one member of the public. The speaker advocated for the development to include a clubhouse and extra storage space. The City Council voted 5-2 to adopt the Negative Declaration and approve the General Plan Amendment, the Rezoning of the site, the Special Development Permit, and the Tentative Map. The City Council added two Conditions of Approval beyond the Planning Commissions recommended action, #12 and #13:

12. The project shall be redesigned to incorporate lockable storage units for the 11 units that do not have attic storage areas.
13. The project shall be redesigned to incorporate a clubhouse.

The City Council incorporated the condition for the clubhouse since they believed this type of small unit condominium development should have a common meeting room area for the residents. The Council members did not specify a certain size or square footage, but spoke in terms of the clubhouse replacing one of the units on site. The Council instructed the applicant to incorporate a minimum of 300 cubic feet each of lockable storage for the 11 units which did not have attic storage. The Council generally felt that these 11 units are smaller than typical ownership units and therefore should have the required lockable storage areas. The Council did not require the applicant to create any other storage areas on site.

As part of the Council approval, they directed the application be modified and brought back to the Planning Commission for final approval of the revised design.

**Discussion:** The applicant has modified the proposed plans to include a clubhouse area and 14 lockable storage units. These additional features are located where the clubhouse and pool are currently sited. The applicant was proposing to remove both of these features and construct a new building comprised of three new townhome units. The applicant is now proposing to modify one of those units to create a community room on the ground floor area and to place 11 storage units in a basement area entirely underground.

The community room is 441 square feet and has a patio area attached which is 257 square feet. The room will contain meeting tables, a small kitchen area, and a small storage closet. The occupancy of the room is approximately 26 persons and the patio is approximately 17 persons.

There are 14 lockable storage rooms proposed; three are on the ground floor level, and 11 are below grade. The underground storage units will be accessed by a stairwell and are all a minimum of 300 cubic feet. The Council required 11 new storage units, so the applicant is exceeding this requirement by three units.

The residential unit that was previously proposed in this location, will be changed from a two-story townhome unit into a second story flat. This unit will be 810 square feet, similar to the other one-bedroom units on site, and will be accessed from a separate stairwell leading from the ground floor. All three units in this building will have both attic storage areas and ground floor lockable storage units.

The Planning Commission has recently approved multi-family clubhouses for other developments in the City. The following table summarizes these recent approvals.

| <b>Project</b>                                    | <b>No. of Units</b> | <b>Clubhouse Square Footage</b> |
|---|---------------------|---------------------------------|
| Classics at The Park<br>(Weddell and Kiel Ct)     | 130                 | 500 sf                          |
| Pulte Homes - Fair Oaks<br>(Tasman and Fair Oaks) | 168                 | 180 sf                          |
| <b>Woodfin Suite</b><br>(El Camino Real)          | <b>58</b>           | <b>441 sf</b>                   |

### **Conclusion**

Staff believes the revisions made by the applicant meet the City Council's two Conditions of Approval. Staff suggests one additional condition for the project relative to the storage units (See Attachment #1). However, if the Planning Commission finds that further changes are required, then staff recommends adding Conditions of Approval.

**Public Contact**

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| <b>Notice of Negative Declaration and Public Hearing</b>   | <b>Staff Report</b>   | <b>Agenda</b>  |
|--|---|--|
| <ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• 21 notices were mailed to the property owners within 300 ft. of the project site</li></ul> | <ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul> | <ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul> |

**Alternatives**

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1. Approve the revised site design with the attached conditions.
2. Approve the revised site design with modified conditions.

**Recommendation**

Alternative 1.

Prepared by:

Steve Lynch  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

1. Recommended Conditions of Approval
2. Development Plans
3. City Council Minutes of 08/10/2004



**Recommended Conditions of Approval - Special Development Permit**

In addition, to complying with all applicable Conditions of Approval, City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

**Planning**

14. The lockable storage will be made available to the units at no change to the residents.